



8 THE BUTTS, ALDBOURNE

BREARLEY & RICH
ESTATE AGENTS

8 THE BUTTS, ALDBOURNE, WILTSHIRE, SN8 2DE

Hungerford approximately 7 Miles. Marlborough approximately 8 miles. Swindon 9 miles.
Rail links: Hungerford to London Paddington in about 1 hour. Swindon to London Paddington from 49 minutes.

An extended Grade II Listed character house with an excellent live in kitchen/dining room with bi-folding doors leading on to the garden. This beautifully presented property benefits from a lovely location, parking and a garage/workshop and occupies an excellent position within the popular village of Aldbourne.

* Excellent village location * Kitchen/dining room * Sitting room * Hall/study * 2 Double bedrooms * Large bathroom *
* Utility room * Cloakroom * Shower room * Gardens to rear * Garage * Parking *



ALDBOURNE

The thriving and friendly village of Aldbourne has excellent facilities including a post office/cafe, a well-stocked co-operative store, a village library, tennis court, St Michael's Primary School, large village church, two public houses and a takeaway. Numerous activities and clubs exist within the village, including a heritage centre, tennis club, drama group, Youth Council, Community Junction and a nationally-renowned brass band, to name a few. The village is within catchment for St. Johns Academy in Marlborough.

The larger town of Hungerford, with its rail link to Reading and London is approximately 7 miles away while the market town of Marlborough is approximately 8 miles south west where a wide range of shops and amenities can be found. The village is surrounded by some of the most scenic countryside in the county with fantastic bridleways, walking and mountain biking. The M4 junction 14 or 15 is also within easy striking distance.



The Property

8 The Butts is a character Grade II Listed cottage with a contemporary feel combining period features with a modern finish to create a very comfortable home. The accommodation includes a generously sized sitting room with a fireplace and exposed beams, to the side of this there is a very useful reception hall with space for coats/shoes and space for a study/desk area at the end. Beyond the sitting room there is a superb kitchen with granite worktops and stone flooring. There is space for a large table within the kitchen area and the room is also open to a second sitting or dining area with bi-folding doors on to the garden. There are built in speakers within the kitchen and dining areas. Off the kitchen there is a separate utility room and downstairs cloakroom.

From the kitchen, a wide turning staircase leads up to a spacious landing off which there are two double bedrooms, both with built-in wardrobes. The large bathroom has been beautifully refitted in a contemporary style and includes a generous walk-in shower and a separate bath. There is also a separate shower off the landing which is ideal for guests.

Outside

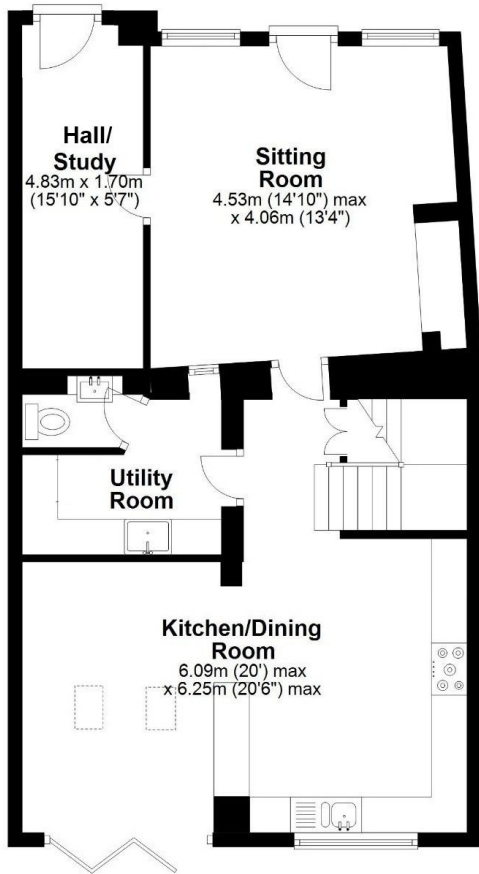
The back garden features a large private patio directly to the rear of the house. From here steps lead up to a lawn and seating area. Beyond here there is a further large patio area with greenhouse and views across the village. The property benefits from owning a large garage/potential workshop the other side of this pretty lane. To the front of the garage there is a concrete hardstanding suitable for parking.

Services

All mains services connected. Underfloor heating to kitchen/dining room. Central heating can be controlled by thermostat in house or by smartphone. Council Tax Band E.

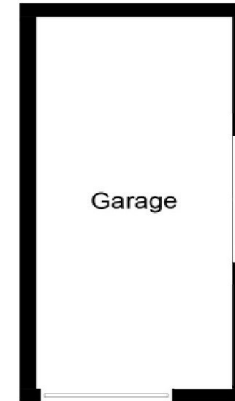
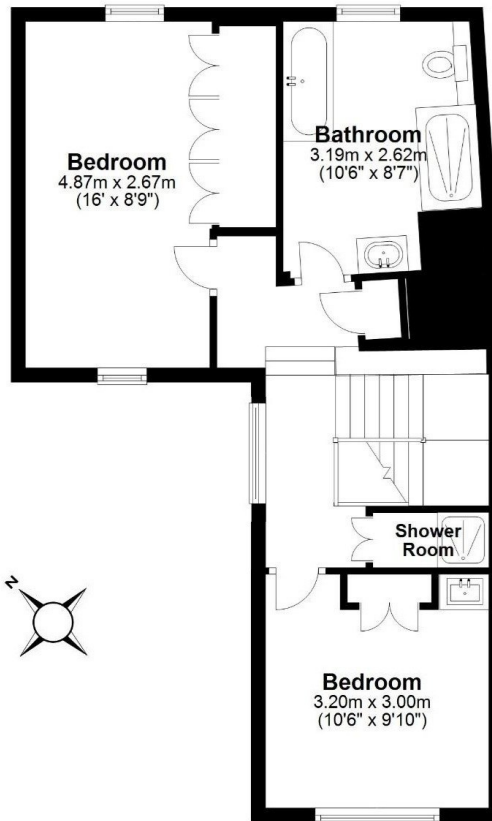
Ground Floor

Approx. 69.0 sq. metres (742.5 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



(Not Shown In Actual Location / Orientation)

Total area: approx. 118.9 sq. metres (1279.3 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.



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